



KAREN ELLISON, RECORDER

Tahoe Village Condominiums  
PO Box 5397  
Stateline, NV 89449

RPTT:\$  
APN: A PORTION OF 1319-30-635-004

**GRANT DEED:**

**NAME:** Ester Krooth  
**ADDRESS:** P.O. Box 246  
Fallbrook, CA 92088

In consideration of \$3,000.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sale and Convey to:

**NAME:** Yesenia Nogales  
**ADDRESS:** 6426 Caminito Estrellado, San Diego, CA 92120

the real property at 360D Quaking Aspen, in the City of Stateline, County of Douglas, State of Nevada.

**LOT:** 67D **USE WEEK USE:** WINTER **ACCT:** # 247

SEE ATTACHMENT-LEGAL

Together with all singular hereditament and appurtenances hereunto belonging or in any appertaining to.

This 1<sup>st</sup> day of December, 2016

Ester Krooth Signature of Grantor Yesenia Nogales Signature of Grantor

ESTHER KROOTH Print Name \_\_\_\_\_ Print Name

Notary:  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_  
by, (person appearing) \_\_\_\_\_  
Commission expires: \_\_\_\_\_ Notary

Notary:  
Recording requested by mail to:  
Tahoe Village Condos Timeshare Association  
P.O. Box 5397  
Stateline, NV 89449

SEE ATTACHMENT

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of SAN DIEGO )

On DEC. 01, 2016 before me, SANDRA SAENZ, NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officer

personally appeared ESTHER KROOTH.  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

*[Handwritten Signature]*  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: GRANT DEED  
Document Date: 12/01/2016 Number of Pages: ONE  
Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: ESTHER KROOTH  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: SELF

Signer's Name: N/A  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Order No. 09002337

EXHIBIT A

LEGAL DESCRIPTION – Unit 360D, Lot 67

The land referred to herein is situated in the State of Nevada, County of Douglas,, described as follows: An undivided 1/50th interest as a tenant in common in and to the condominium hereafter described in two parcels:

**PARCEL 1:** Unit D, of Lot 67 as shown on the Map entitled "TAHOE VILLAGE CONDOMINIUM 67", being all of Lot 67, located in "TAHOE VILLAGE SUBDIVISION, UNIT NO. 1" filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps Page 262, as File No. 76345.

**PARCEL 2:** TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 67 as shown on the Map entitled "TAHOE VILLAGE CONDOMINIUM 67", being all of Lot 67, located in "TAHOE VILLAGE SUBDIVISION UNIT NO. 1", filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps, at Page 262, as File No 76345.

**EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, its successors and assigns [including all other "Owners" as defined in that certain Declaration of Covenants, Conditions Restrictions for Time Sharing Ownership Within Tahoe Villages Condominiums, a Condominium Project (the "Time Sharing Declaration"), recorded September 27, 1979, as Instrument No. 37101, in Book 979, Pages 2040 to 2073 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada] an exclusive right to use and occupy said Parcel A during all "Use Periods", including all "Holiday Week Use Periods", "Service Periods" and "Bonus Time" (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee(s).**

**PARCEL B: An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" within the "Project" and any "Condominium(s)" (as these terms are defined in the Time Sharing Declaration) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration containing**

**(1) Two Bedrooms ( )**

**(2) Two Bedrooms with a Loft ( X )**

**during the Use Period of seven (7) days and seven (7) nights (as defined in the Time Sharing Declaration) within**

**USE GROUP I hereby conveyed to Grantee(s), and during any Bonus Time used by Grantee(s). Grantee(s) use of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.**

**Order No. 09002337**

**Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing Interests during all Use Periods and Service Periods and Bonus Time as may be used other than the Use Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).**

**PARCEL C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).**

**RESERVING UNTO GRANTOR, its successors and assigns, an exclusive right to use and occupy Units and the common areas in the Project for sales, administration purposes and development and improvement purposes pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.**

**GRANTOR hereby intends to convey to Grantee(s) a Time Sharing Interest. Grantor shall have the right to convey the remaining undivided interests and reserved used and occupancy rights as Time Sharing Interest.**

**The Time Sharing Interest herein is conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Tahoe Village Unit No. 1 recorded August 31, 1971, as Instrument No. 54193 in Book 90, Pages 473 to 484; modified by Instrument NO. 54194, recorded August 31, 1971, in Book 90, Pages 485 and 486; Instrument No. 63681, recorded January 11, 1973, in Book 173, Pages 229 to 239; Instrument No. 69063 recorded September 28, 1973, Book 973, Page 812; and instrument No. 01472 recorded July 2, 1976, in Book 776, Pages 087 and 088, of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, as the same are or hereafter may be amended (the "Master Declaration").**

**All of the easements, terms, limitations, covenants, conditions, reservations and restrictions contained in the Time Sharing Declaration and the Master Declaration are incorporated herein by reference with the same effect as if fully set forth herein. All of the easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the Time Sharing Interest granted hereunder and inure to the benefit of the remaining Time Sharing Interests and the Owners thereof; and all such easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the remaining Time Sharing Interests and the Owners thereof and inure to the benefit of the Time Sharing Interest granted hereunto and the successive Owners thereof.**

**SUBJECT to real property taxes and assessments of the current fiscal year and all later years, covenants, conditions, uses easements, rights, rights of way and other matters of record on the date hereof.**

**Assessor's Parcel No. 1319-30-635-004 (Old parcel #0000-40-130-030)**

+ 17-  
+ 11.70  
-----  
28.70

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1319-30-635-004
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other TIMESHARE

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of property) \$ 3000.00  
 Transfer Tax Value: ( )  
 Real Property Transfer Tax Due \$ 11.70 ✓

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *J. Martell* Capacity MANAGER

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Ester Krooth  
 Address: POB 246  
 City: Fallbrook  
 State: CA Zip: 92088

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Yesenia Nogales  
 Address: 6426 Caminito Estrellado  
 City: San Diego  
 State: CA Zip: 92120

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Janet Martell-Tahoe Village Condos Escrow #: \_\_\_\_\_  
 Address: P.O. Box 5397  
 City: Stateline State: NV Zip: 89449